
RESIDENTIAL GROUP CARE FACILITY R-4, 6-10 OCCUPANTS

Definition: R-4 Residential occupancies shall include buildings arranged for occupancy as residential care/assisted living facilities including at least 6 but not more than 10 occupants, excluding staff.

Arizona Department of Health Services Revised Statutes. 36-401. Definitions: Adult Foster Care. Article 9 "Assisted living home" means an assisted living facility that provides resident rooms to ten or fewer residents.

- ☐ For group homes of 1 to 5 care resident, the International Building Code (IBC) (R-3 occupancy) still classifies these as "A care facility within a single-family dwelling" per IBC Section 310.5.1. Therefore, the construction is allowed to comply with the International Residential Code (IRC), if the dwelling is equipped with a fire sprinkler system. This is consistent with the International Fire Code (IFC) and current State law. Therefore, the exemption from a registrant's seal for a single-family dwelling, regardless of size, is applicable per ARS 32-144, item 3 (a).
- ☐ A group home of 6 to 10 residents is classified as an R-4 occupancy per IBC Section 310.6. It is not a single-family dwelling. Therefore a registrant's seal is required on the drawings when the floor area exceeds 3,000 square feet or the occupant load exceeds 20 persons per ARS-32-144, item 4. When the floor area is calculated, the area of the garage and any attached covered patios and porches shall be included.
- ☐ Additionally, according to the office of the Registrar of Contractors, it is permissible for a residential general contractor to perform the construction work on an R-4 group home, as they still classify this as a "residential" structure.
- ☐ IBC 903.2.8.1 Automatic sprinkler systems. Group R-3 or R-4 congregate residences. An automatic sprinkler system installed in accordance with Section IBC 903.3.1.3 National Fire Protection Association (NFPA 13D Sprinkler system) shall be permitted in Group R-3 or R-4 congregate residences with 16 or fewer residents.
- ☐ IBC 906.1 Portable fire extinguishers where required. IBC 906.9.1 through 906.9.3 within 75' maximum distance of travel per Table 906.3 (1) and mounted so as not to protrude more than 4" into walkway per American Disability Act (ADA) 307.2.
- ☐ IBC 906.1 Table 906.3 (1) A minimum of 1 per 3,000 sq. ft., maximum 75' travel distance, 2-A 10-B fire extinguisher(s) at a location specified by the Fire Inspector.
- ☐ IBC 907.2.10 Group R-4. Fire alarm systems and smoke alarms shall be installed in Group R-4 occupancies as required in Sections 907.2.10.1 through 907.2.10.3.
- ☐ IBC 907.2.10.2 Group R-4. Single-or multiple-station smoke alarms shall be installed and maintained in Group R-4 regardless of occupant load at all of the following

locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms.
 2. In each room used for sleeping purposes.
 3. On each story within a dwelling unit.
- ☐ IBC 907.2.10.5 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R-4 occupancy, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed.
 - ☐ IBC 907.2.10.6 Power Source. In new construction. Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.
 - ☐ IBC 1008.1 Means of Egress Illumination. Illumination required. The means of egress (hallways, doors, entry/exit), including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.
 - ☐ IBC 1008.2.1 Illumination level. The means of egress illumination level shall not be less than 1 foot-candle (11 lux) at the walking surface.
 - ☐ IBC 1008.3 Emergency power for illumination. In the event of power supply failure, an emergency electrical system shall automatically illuminate all of the areas: See IBC 1008.3(1-5) the emergency power system shall provide power for a duration of not less than 90-minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702.
 - ☐ IBC 1008.3.5 Illumination level under emergency power. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along a

path of egress at the floor level. Illumination levels shall be permitted to decline to 0.6 foot-candle (6 lux) average and a minimum at any point of 0.06 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded.

- ☐ IBC 1010.1.1 Size of doors. The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32" with a minimum 36" wide door. The height of the door openings shall not be less than 80".
- ☐ IBC 1010.1.2 Door swing. Egress doors shall be of the pivoted or side-hinged swinging type.
Exception: 7. Power-operated doors in accordance with Section 1010.1.4.2.
- ☐ IBC 1010.1.4.3 Special purpose, horizontal sliding, accordion or folding doors.
Exception: 2. The doors shall be openable by a simple method from both sides without special knowledge or effort.
- ☐ Security Gates ADA Standards for Accessible Design (ADASAD 404.2.6 Doors in Series and Gates in Series) The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of the doors or gates swinging into the space.
- ☐ IBC 1010.1.6 Landings at doors. Landings shall have a width not less than the width of the stairway or the door, whichever is greater. Landings shall have a length measured in the direction of travel of not less than 44".
- ☐ IBC 1010.1.7 Thresholds. (ADASAD 404.2.5 Thresholds) Thresholds at doorways shall not exceed $\frac{3}{4}$ " in height above the finished floor or landing for sliding doors serving dwelling units or $\frac{1}{2}$ " above the finished floor or landing for other doors. Raised thresholds and floor level changes greater than $\frac{1}{4}$ " at doorways shall be beveled with a slope not greater than one-unit vertical in two units horizontal (50 percent slope).
- ☐ ADASAD 404.2.5 Thresholds Thresholds shall be $\frac{1}{2}$ " high maximum. Raised thresholds and changes in level at doorways shall comply with ADASAD 302 and 303. Exception: Existing or altered thresholds $\frac{3}{4}$ " high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with ADASAD 404.2.5
- ☐ IBC 1010.1.9 Door Operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

- ☐ IBC 1010.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 shall not require tight grasping, tight pinching or twisting of the wrist to operate. (ADASAD 309 Operable Parts. 309.4 Operation.) Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.
- ☐ IBC 1010.1.9.6.1 Closet doors. Closet doors that latch in the closed position shall be openable from inside the closet.
- ☐ IBC 1012 Ramps. 1012.1 Scope. The provisions of this section shall apply to ramps used as a component of a means of egress. (Ramps shall be installed at all required exits.)
- ☐ IBC 1012.6.2 Ramp Width. Landings at ramps shall be at least as wide as the widest ramp run adjoining to the landing.
- ☐ IBC 1012.6.3 Ramp Length. The landing length shall be 60" minimum.
- ☐ IBC 1012.6.4 Change in direction. Where changes in direction of travel occur at landings provided between ramp runs, the landing shall be 60" by 60" minimum.
- ☐ IBC 1013.1 Exit signs. Where required. Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress level.
- ☐ IBC 1013.4 ADA 216 & 703.2 Raised character & Braille exit signs are required.
- ☐ IBC Table 1006.2.1 Common path of egress travel. Shall not exceed 125' feet.
- ☐ IBC 1007.1.1 (2) (or 1/3 the distance if sprinklered) Table 1006.3.3 (3) 1007.1.1 Exception: 2. Two exits or exit access doorways. Where two exits or exits access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between exit doors or exit access doorways.
- ☐ IBC Table 1020.2 Minimum corridor width. 36" clear width at hallways.
- ☐ IBC 1028.5 Access to public way. The exit discharge shall provide a direct & unobstructed access to a public way. Exception: Where access to a public way cannot

be provided, a safe dispersal area shall be provided where all the following are met.
(See IBC 1028.5 Exception: 1 through 4)

- ☐ IBC 1030.2 Emergency escape and rescue minimum size. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet.
- ☐ IBC 1030.2.1 Minimum dimensions. The minimum net clear opening height dimension shall be 24". The minimum net clear opening width dimension shall be 20". The net clear opening dimensions shall be the result of normal operation of the opening and a finished sill height of not more than 44" above the floor.
- ☐ IBC 1107.6.1.1 Accessible units. Accessible dwelling units and sleeping units shall be provided in accordance with Table 1107.6.1. All dwelling units and sleeping units on a site shall be considered to determine the total number of Accessible units. Accessible units shall be dispersed among the various classes of units.
- ☐ IBC 1107.6.4 Group R-4. Accessible units and Type B units shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2. Bedrooms in Group R-4 facilities shall be counted as sleeping units for the purpose of determining the number of units.
- ☐ IBC 1107.6.4.1 Accessible units. In Group R-4, Condition 1, at least one of the sleeping units shall be an Accessible unit. In Group R-4, Condition 2, at least two of the sleeping units shall be an Accessible unit.
- ☐ IBC 1107.6.4.2 Type B units. In structures with four or more sleeping units intended to be occupied as a residence, every sleeping unit intended to be occupied as a residence shall be a Type B unit. Exception: The number of Type B units is permitted to be reduced in accordance with Section 1107.7.
- ☐ IBC 1107.6.4 Group R-4. Accessible units and Type B units shall be provided in Group R-4 occupancies in accordance with Sections 1107.6.4.1 and 1107.6.4.2
- ☐ IBC 1107.6.4.1 Accessible units. At least one of the dwelling units or sleeping units shall be an Accessible unit. (Minimum 1-bedroom door is to have at least 32" clear width. 36" door)
- ☐ IRC R703.9 EIFS. 6" above grade. IRC 703.12.1 Adhered masonry veneer & R703.7.2.1 Exterior Plaster (Stucco) Stucco system with weep screed. Minimum ½"

above slab at required exits in R-4. - 2" above paved surface and 4" above earth.

- R703.7.2.1 Weep screeds. A minimum 0.019" (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3 ½" shall be provided at or below the foundation plate line on exterior stud walls in accordance with American Society for Testing and Materials (ASTM C926). The weep screed shall be placed not less than 4" above the earth or 2" above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.

**Residential Group Care Facility R-4, 6 to 10 Occupants
Submittal Requirements**

- ☐ A completed Building Permit Application
- ☐ Site Plan to include the following: (3 copies)
 - 1. The footprint of all buildings
 - 2. Setback lines
 - 3. Lot dimensions
 - 4. Lot coverage calculations
 - 5. Square footage of all buildings
 - 6. Lot easements
- ☐ Size and location of new and existing (if applicable)
 - 1. Water meter and supply lines
 - 2. Septic tanks and leach fields or sewer line, tap and clean-outs
 - 3. Electric service entrance section and panel, overhead or underground
 - 4. Gaslines and gas meter
 - 5. Swimming pool and or spa
 - 6. Parking, covered and uncovered
 - 7. Driveway(s) and surface material
 - 8. Fences and gates
- ☐ Codes- Conforms to applicable codes.
 - 1. 2018 International Building Code (IBC)
 - 2. 2018 International Residential Code (IRC)
 - 3. 2018 International Mechanical Code (IMC)
 - 4. 2018 International Energy Conservation Code (IECC)
 - 5. 2018 International Fuel Gas Code (IFGC)
 - 6. 2018 International Plumbing Code (IPC)
 - 7. 2017 National Electrical Code (NEC)
 - 8. 2012 International Fire Code (IFC)
 - 9. ADA Standards for Accessible Design (ADASAD)
 - 10. City of Buckeye Amendments
- ☐ Plans- Drawings and specifications shall be:
 - 1. Minimum 24" x 36" size
 - 2. Drawn to scale on substantial paper
 - 3. Show in detail that it will conform to the provisions of our current codes and all relevant laws, ordinances, rules and regulations
 - 4. Shall be of sufficient clarity to indicate the location, nature and extent of the work proposed. Structural engineering may be required to verify stability for gravity and lateral loads